

# Mountain Democrat

PROOF OF PUBLICATION  
(2015.5 C.C.P.)

## Proof of Publication of NOTICE OF PUBLIC HEARING

STATE OF CALIFORNIA  
County of El Dorado

I am a citizen of the United States and a resident of the County aforesaid; I'm over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am principal clerk of the printer at the Mountain Democrat, 2889 Ray Lawyer Drive, a newspaper of general circulation, printed and published Monday, Wednesday, and Friday, in the City of Placerville, County of El Dorado, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court to the County of El Dorado, State of California, under the date of March 7, 1952, Case Number 7258; that the notice, of which the annexed is a printed copy (set in type no smaller than non-pareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

10/12

All in the year 2015.

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at Placerville, California, this 12<sup>th</sup> day  
Of OCTOBER, 2015

  
Signature

### NOTICE OF PUBLIC HEARING

The County of El Dorado Planning Commission will hold a public hearing in the Building C Hearing Room, 2850 Fairlane Court, Placerville, CA 95667 on November 12, 2015, at 8:30 a.m., to consider the following: GOV15-0003/Sheriff's Headquarters Public Safety Facility submitted by EL DORADO COUNTY. The Commission will find that the acquisition of real property by the

County for the purposes of developing a Sheriff's Headquarters Public Safety Facility is consistent with the El Dorado County 2004 General Plan, pursuant to Government Code Section 65402. The property, identified by Assessor's Parcel Numbers 329-240-55 and 329-391-10, consisting of 30.725 acres, are located on the north and south side of Industrial Drive, approximately 1,200 feet west of the intersection with Missouri Flat Road; and the second is located on the north side of Merchandise Way at the intersection with Capitol Avenue, in the Diamond Springs area, Supervisorial District 3. [County Planner: Joe Prutch] Special Use Permit S15-0007/Indian Creek Verizon Wireless submitted by VERIZON WIRELESS (Agent: On Air LLC/Alan Heine) to allow the construction of a wireless telecommunication facility consisting of a 75 foot monopole tower with six panel antennas, equipment shelter, related ground equipment, emergency standby generator, and a gravel and paved access drive. The property, identified by Assessor's Parcel Number 317-250-56, consisting of 16.26 acres, is located on the north side of Green Valley Road, approximately 750 feet east of the intersection with Mortara Circle, in the Placerville area, Supervisorial District 4. [County Planner: Joe Prutch] (Mitigated Negative Declaration prepared)\*

Rezone Z15-0001/Parcel Map P15-0001/Dryden submitted by JOHN AND KIRSTEN DRYDEN (Agent: Ogilvy Consulting/Ed Lupyak) to request the following: 1) Rezone from Tahoe Commercial (CT) to Tahoe One-family Residential (TR1) to align with the TRPA's Plan Area Statements 148 and 150 boundaries and proposed property boundaries; 2) Tentative Parcel Map to create four parcels, three commercial lots (Lot 1 is 0.34 acre, Lot 2 is 0.42 acre, and Lot 3 is 0.45 acre) and one single-family residential lot (Lot 4 is 15.42 acres), from a 16.63 acre parcel; and 3) Design Waivers of the following El Dorado County Design and Improvement Standard Manual (DISM) road standards: a) Roadway width minimum of 18 feet per Standard Plan 101C to be reduced to 12 feet for connecting road to proposed Lots 1, 2, and 4; b) Right of way width minimum of 50 feet per Standard Plan 101C to be reduced to 20 feet for connecting road to proposed Lots 1, 2, and 4; c) Roadway structural requirement of 2.5 inches of hot mix asphalt over 6 inches of class 2 aggregate base per Standard Plan 101C to be waived; and d) The requirement for a fire turnout on Lot 4 per El Dorado County Standard Plan to be waived. The property, identified by Assessor's Parcel Number 016-410-10, consisting of 16.63 acres, is located on the west side of Highway 89, approximately .5 mile north of Bayview Drive, in the Meeks Bay area of Lake Tahoe, Supervisorial District 5. [County Planner: Joe Prutch] (Negative Declaration prepared)\*

Special Use Permit Revision S01-0032-R-6/American Tower Corporation Strawberry Site submitted by AMERICAN TOWER CORPORATION (Agent: Bell & Associates/Gordon Bell) to allow the conversion of the existing 125-foot tall monopole to a 120-foot monopole by removing the existing branches. The monopole will remain a dark brown color and monopole bark will remain. All existing antennas and mounting hardware will be painted to match the existing bark. The property, identified by Assessor's Parcel Number 038-400-19, consisting of 14.71 acres, is located at the east end of Cooks Spur Road, approximately 0.23 mile north of the intersection with Short Hill Road, in the Strawberry area, Supervisorial District 2. [County Planner: Rob Peters] (Categorical Exemption pursuant to Section 15301 of the CEQA Guidelines)\*\*

Planned Development PD15-0005/Special Use Permit S14-0012/Verizon Wireless Communication Facility Auburn Lake Trails Monopole submitted by VERIZON WIRELESS (Agent: Jenny Blocker) to allow the construction of a wireless communications facility consisting of an 82-foot monopole tower with six antennas mounted at 70 feet, up to four outdoor equipment cabinets, a 30kw standby diesel generator, and related ground equipment on a 12- by 26-foot concrete slab, all within a 50- by 50-foot lease area enclosed with six-foot tall chain link fence with tan slats and three rows of barbed wire on top. The property, identified by Assessor's Parcel Number 071-032-46, consisting of 45.03 acres, is located at 1930 State Highway 193, approximately 300 feet east of the intersection of State Highway 193 and Sweetwater Trail and approximately 0.51 mile southeast of State Highway 193, in the Cool area, Supervisorial District 4. [County Planner: Rob Peters] (Negative Declaration prepared)\*

special Use Permit S15-0009/Verizon Wireless Communication Facility Jackpine Monopole submitted by VERIZON WIRELESS (Agent: Alan Heine) to allow the construction of a wireless communications facility consisting of a 70-foot monopole tower, six antennas with nine remote radio heads and two surge protectors mounted at 62-feet, an 11-foot 6-inch by 16-foot 10.5-inch equipment shelter to house equipment cabinets and associated equipment, a 30kw standby diesel generator on a 7- by 13-foot concrete pad, all within a 30- by 30-foot lease area enclosed with a 6-foot chain link fence with tan slats and two rows of barbed wire on top. Access to the site would be provided by a 15-foot wide, approximately 550-foot long non-exclusive Verizon Wireless access and utility easement containing the existing gravel driveway taking access off Ponderosa Road. The existing driveway will be improved to include hammerhead turnaround and paved encroachment. The property, identified by Assessor's Parcel Number 070-072-57, consisting of 28.57 acres, is located on the northwest corner of the intersection of Ponderosa Road with Meder Road, in the Shingle Springs area, Supervisorial District 4. [County Planner: Rob Peters] (Negative Declaration prepared)\*

Staff Reports are available two weeks prior at <https://eldorado.legistar.com/Calendar.aspx>. All persons interested are invited to attend and be heard or to write their comments to the Planning Commission. If you challenge the application in court, you may be limited to raising only those items you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Commission at, or prior to, the public hearing. Any written correspondence should be directed to the County of El Dorado Community Development Agency, Development Services Division-Planning Services, 2850 Fairlane Court, Placerville, CA 95667 or via e-mail: [planning@edcgov.us](mailto:planning@edcgov.us).

\*This is a notice of intent to adopt the negative declaration or mitigated negative declaration that has been prepared for this project and which may be reviewed and/or obtained in the County of El Dorado Community Development Agency, Development Services Division-Planning Services, 2850 Fairlane Court, Placerville, CA 95667, during normal business hours or online at <http://edcgov.us/Planning/ProjectInquiry.aspx>. A negative declaration or mitigated negative declaration is a document filed to satisfy CEQA (California Environmental Quality Act). This document states that there are no significant environmental effects resulting from the project, or that conditions have been proposed which would mitigate or reduce potential negative effects to an insignificant level. The public review period for the negative declaration or mitigated negative declaration set forth in CEQA for this project is thirty days, beginning October 13, 2015, and ending November 11, 2015.

\*\*This project is exempt from the California Environmental Quality Act (CEQA) pursuant to the above-referenced section, and it is not subject to any further environmental review.

To ensure delivery to the Commission prior to the hearing, written information from the public is encouraged to be submitted by Thursday the week prior to the meeting. Planning Services cannot guarantee that any FAX or mail received the day of the Commission meeting will be delivered to the Commission prior to any action.

COUNTY OF EL DORADO  
PLANNING COMMISSION  
ROGER TROUT, Executive Secretary  
October 12, 2015  
10/12

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